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VAUGHN R. STURTEVANT, of Waterville, Kennebec County, State of Maine, for consideration paid, grants to VELVA M. STURTEVANT, of Waterville, Kennebec County, State of Maine, with **WARRANTY COVENANT**, an undivided one-half interest in a certain lot or parcel of land situate in said Waterville, being Lot Number 49 on a Plan of Gilman Heights, and drawn by Francis V. Armstrong, C.E., said Plan dated December 4, 1939, and recorded in Plan Book #12, Page 77, in the Kennebec Registry of Deeds, and as revised November 26, 1954, by Carl Crane, C.E., and recorded in Plan Book 17B, Page 192, to which reference is made for a more particular description.

**NO TRANSFER  
TAX PAID**

Subject, however to the following restrictions numbered from 1 to 13, inclusive, which will be binding upon the said grantees and all persons claiming or holding under or through said grantees.

Section 1. No lot of land shall be sold, the dimensions of which are less than seventy-five (75) feet by one hundred (100) feet.

Section 2. That said land be used only for residential purposes, and not more than one (1) residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof, at any one time, nor shall said lot be sub-divided or so sold or leased in parcels, excepting that owners of three (3) or more contiguous lots located on the south side of Highland Avenue may sub-divide said lots, provided that said sub-division shall not decrease the dimensions of any sub-division into lots of less than seventy-five (75) feet by one hundred (100) feet, and provided that insofar as any such lots created by such sub-division are concerned, the foregoing Covenants of Restriction shall be construed as applying to a single lot; nor shall any buildings at any time situated on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.

Section 3. The main entrance of any residence built on any lot, any boundary of which abuts Gilman Street, shall face Gilman Street; the main entrance of any residence built on any lot, any boundary of which abuts the First Rangeway, shall face the First Rangeway. The main entrance of any residence built on lots abutting only upon avenues, shall face the nearest avenue boundary line.

Section 4. That any wall of any residence or other outbuildings, including garages, erected on any lot, any boundary of which abuts Gilman Street or the First Rangeway, shall not be erected nearer than thirty-five (35) feet from the Gilman Street line or the First Rangeway Street line; and any other wall of any such residence or other outbuildings, including garages, erected on any lot abutting Gilman Street or the First Rangeway shall not be erected nearer than twenty-five (25) feet from the nearest avenue street line, thereby extending a uniform building line thirty-five (35) feet along the Gilman Street line and along the First Rangeway Street line.

Section 5. That any wall of any residence or other outbuildings, including garages, erected on any lot which abuts only upon avenues, shall not be erected nearer than twenty-five (25) feet from any avenue street line, and any other wall of any such residence or other outbuildings, including garages, erected on said lots, shall not be erected nearer than twenty-five (25) feet from the nearest avenue street line, thereby extending a uniform building line twenty-five (25) feet along all avenue street lines.

Section 6. Each residence or other outbuildings, including garages, erected on any lot, must provide a space at least fifteen (15) feet on each side of said residence or said outbuildings, including garages, to the respective boundary lines of any adjoining lots, excepting that this restriction shall not apply to the south boundary of lots located on the south side of Highland Avenue.

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Section 7. The cost of each main building on these lots shall be at least ninety-five hundred (\$9,500) dollars exclusive of all the buildings, landscaping, and any other improvements of the land not directly affixed to the main building.

Section 8. That no placards or advertising signs other than such as relate to the sale or the leasing of said lot shall be erected or maintained on said lot or any building thereon.

Section 9. That no fences or construction of any kind other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.

Section 10. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any building thereon.

Section 11. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots, as one lot, that insofar as such contiguous lots are concerned the foregoing Covenants of Restrictions shall be construed as applying to a single lot.

Section 12. The grantor herein does not hold himself responsible for the enforcement of the foregoing Restrictions.

Section 13. It is understood that this property shall operate under the so-called (New Neighborhood Act) as adopted by the National Association of Real Estate Operators.

For source of title see deed of Reginald Bizier, to Vaughn R. Sturtevant, et al., dated September 28, 1956, and recorded in the Kennebec County Registry of Deeds, Book 1061, Page 169.

Velva M. Sturtevant, wife of the grantor, releases all rights in the premises being conveyed.

WITNESS our hands and seals this      day of July, 1991.

Vaughn R. Sturtevant  
Vaughn R. Sturtevant

Velva M. Sturtevant  
Velva M. Sturtevant

STATE OF MAINE  
KENNEBEC,      SS

July 28, 1991

Then personally appeared the above named Vaughn R. Sturtevant and acknowledged the foregoing to be his free act and deed.

Before me,

Timothy R. O'Donnell  
Timothy R. O'Donnell  
Notary Public

RECEIVED KENNEBEC SS.

1991 AUG -6 AM 9:00

ATTEST: James R. O'Donnell  
REGISTER OF DEEDS